

I THE PARADE

TRURO



savills

I THE PARADE

MALPAS ROAD, TRURO, TR1 1QE

*Elegant, versatile and private
family townhouse with walled
gardens, triple garage and pool*

Walking distance to city centre and park

Original period features

Cathedral views

4 double bedrooms, 3 bathrooms

3 reception rooms

Home office, guest room and utility

Study

Heated swimming pool

Wine cellar

Triple garaging and integral store

Delightful walled gardens

Ornate covered verandah

Grade II Listed

Distances

Truro centre: 0.5;

Boscawen Park and tennis courts: 1; Malpas: 1.5

Feock (Loe Beach Watersports): 5.5; Falmouth: 10

Cornwall Airport (Newquay): 19

(all distances are appropriate and in miles)





LOCATION

The Parade, original built for ship captains when Truro was a busy port, comprises a fine early Victorian terrace of attractive stuccoed houses overlooking former warehouses and the Truro River on Malpas Road, which winds its way along the riverbank from Truro to the pretty riverside hamlet of Malpas with Boscawen Park and the tennis courts along the way.

Truro, the capital of Cornwall, is situated at the head of the Fal Estuary in south Cornwall. Centred around its magnificent cathedral and the elegant Lemon Street, said to represent the finest example of Georgian architecture west of Bath, Truro has an excellent range of national and independent shops, restaurants and bars besides a choice of private and state schooling.

Both the sailing waters of the Fal Estuary and south coast and the famed surfing beaches on the north coast are within 10 miles drive and there are also a number of golf courses within easy reach. The mainline railway station provides a regular direct service to London Paddington and Cornwall's airport near Mawgan Porth now provides four flights a day to Heathrow.

THE PROPERTY AND GROUNDS

Dating back to 1850 and featuring characteristics of both the Georgian and Victorian periods, this is one of the finest of the townhouses along the highly desirable Parade. Having been sympathetically renovated with care taken to retain the period detailing, 1 The Parade also occupies the largest of the plots along the terrace with walled gardens to the front and side. Situated to the front of the house, there is a pleasant south west facing walled garden featuring a large lawn, kitchen garden and a heating swimming pool with shower with a surrounding patio making it perfect for garden parties and entertaining. The classic front stuccoed facade features the original ornate verandah columns and a conservatory entrance porch with the original tessellated tiled floor in excellent condition. The three windows on both ground and first floor with their ornate architraving and sash windows make a classic and well preserved period home.



The sitting and living rooms are bright and spacious with high ceilings and beautiful original windows, including working shutters in the sitting room, looking out to the ornate verandah and gardens. The attention to detail is demonstrated at its best in these reception rooms with beautiful intricate plaster cornice work which are complimented by a ceiling rose, high skirtings and impressive reclaimed fireplaces with painted slate mantel pieces and Delabole slate hearths.

The charming dining room, opening to the kitchen, features a hidden trap door with steps leading down to the surprising feature of a small wine cellar. An AGA-style 3-oven cooker takes pride of place in the beautifully appointed kitchen with its window to the entrance courtyard. Centrally positioned in the house, the kitchen/ dining room really is the heart of the home and flows naturally through to the hall, sitting and drawing rooms. To the other side of the kitchen, there is a spacious lobby and utility area and access to the courtyard providing a welcoming entrance to the house from the rear lane. An open staircase rises to an ensuite guest bedroom/hobby room, discreetly positioned away from the main bedroom accommodation.

A triple aspect study, adjacent to the WC, is situated to the rear of the property enjoying a pleasant view of the garden.

The bedroom accommodation is symmetrically arranged around the spacious landing with the original skylight. The master bedroom is very well proportioned and enjoys views towards the cathedral. The adjoining room has been reconfigured so that there is now a spacious and beautifully appointed en suite bathroom with a centrally positioned roll-top bath and cathedral views.

There are two further double bedrooms, a family bathroom, separate WC and stairs rising to an attic bedroom with extensive fitted storage.

To the rear of the house, there is a triple garage / store (12.6m (41' 3") x 6.22m (20' 4") maximum) with rolling doors providing covered parking for three cars parked side by side, along with an integral storage area.





SERVICES

Mains water, drainage, gas and electricity. Broadband: Superfast is available in the postcode.

DIRECTIONS

From Trafalgar Roundabout at the foot of Tregolls Road, take the road to Malpas and Boscawen Park. The Parade will be found immediately on the left hand side. Turn left at the beginning of The Parade and follow the lane at the rear of the terrace. The garage is situated on the left hand side.

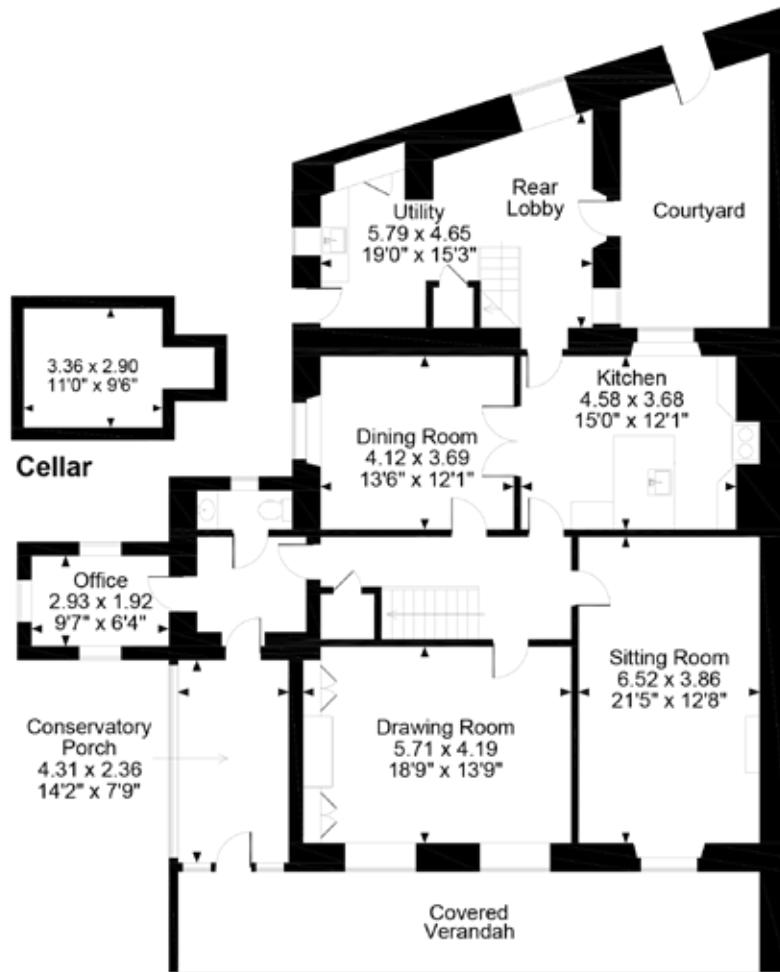
FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc, are specifically excluded but may be available by separate negotiation.

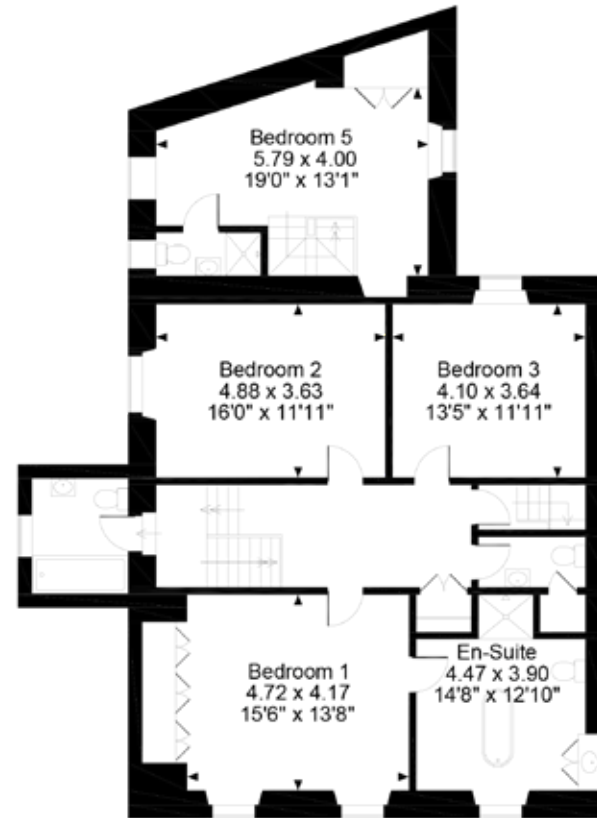
VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

THE PARADE
Approximate Gross Internal Area:
3,386 sq ft / 314 sq m



Ground Floor



First Floor



Second Floor/Attic



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SAVILLS TRURO
73 Lemon Street,
Truro,
Cornwall TR1 2PN
01872 243 200
truro@savills.com

